

PRE-APPLICATION SUBMITTAL – Rose Garden Project
Rose Garden Phase 1 – Detailed Descriptive Narrative

Proposed Land Use, Parking & Design, Architecture, Drainage, Site Circulation

This mixed-use project provides updated retail space and much-needed residential units to the heart of Scottsdale's Downtown. Approximately 12,000sf of retail/restaurant space is provided at grade accessible along an arcade that lines the length of the 5th Avenue frontage continuing the traditional retail frontage that occurs throughout Downtown Scottsdale. Retail space fronting the corner of Goldwater and 5th Avenue will provide a premier restaurant opportunity (approximately 4,000 sf) through great visibility, and in turn, will provide a use that will activate the corner at the pedestrian level.

The residential component provides a variety of unit sizes to meet the needs of a full range of economic and lifestyle requirements. This aspect of the project consists of 9 two-story condominium units and 5 single story flats lining the 5th Avenue and Goldwater Boulevard sides of the building. The 8 two-story town homes will be located off of the Arizona Canal linear park, lining this façade stoops and porches that provide walk-up access to these units. Each of these 8 units will also have access from 5th Avenue. The residential component will be assembled in such a way that the massing will emphasize the individual units, creating a rhythm and scale appropriate for the Downtown Scottsdale urban fabric and reinforcing the pedestrian nature of the area at both the 5th Avenue level and along the canal. The residential units will be accessible through elevators that serve all three parking levels and a lobby accessible from 5th Avenue. Gated access to the open air corridor through the project will also be provided from a stair at the west end of the building and from a walkway from the canal side.

Parking for the project is addressed differently depending on the portion of the project that the parking is serving. Parking for the residences is accessed through a private gated garage located on the ground floor behind the retail space. Parking for the retail space is provided through a public/private partnership with the City of Scottsdale in a parking garage 2 levels below grade. This below grade garage provides the 43 spaces required for the retail space as well as an additional 159 spaces designated for the public and City's use. This underground garage also provided storage space for the City and residential units.

Improvements & Uses Currently Existing on the Property

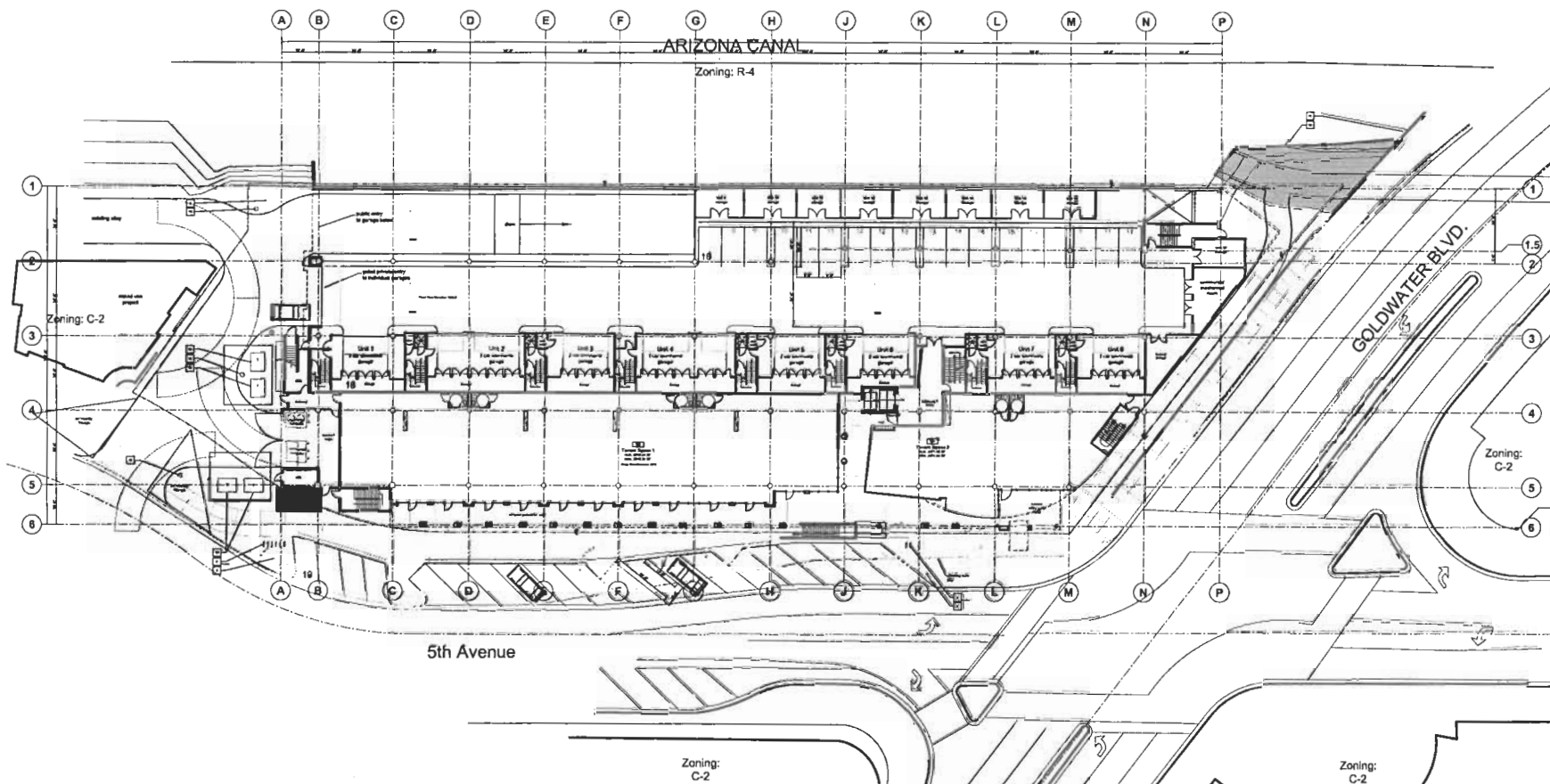
The subject property was acquired by the City of Scottsdale in the early 1990's for use as a surface public parking lot to serve the 5th Avenue specialty retail district. In addition to parking lot improvements, a strip of land immediately north of the public sidewalk was improved as a Rose Garden.

Compatibility with the Surrounding Area

The Development Agreement between the City of Scottsdale and Rose Garden Partners LLC directing the development of this property states that the proposed mixed use development project is envisioned to be an example for the revitalization of the specialty Retail Areas of Downtown Scottsdale. Buildings are designed to face 5th Avenue and the Arizona Canal and will provide pedestrian friendly features and uses to activate both frontages. The proportion and scale of the buildings will be in compliance with the project design guidelines under the development agreement.

Unusual Characteristics That Will Restrict/Affect Proposed Development

The subject property is owned by the City of Scottsdale and is proposed to be the first phase of the Rose Garden project improvements guided by Development Agreement No. 2005-121-COS between the City of Scottsdale and Rose Garden Partners LLC, executed on July 5, 2005. The development is proposed to be in conformance with the requirements of the agreement.



key notes list

- 1 Built-up Membrane Pooling over Glass Mat Sheathing Roof Board on Rigid Foam Foundation on Structural Steel Deck
- 2 Structural Concrete Deck
- 3 Roof Slopes to Provide Required Drainage
- 4 Deck Paving over Waterproofing Membrane Subdeck Slopes for Drainage
- 5 Roof Mounting Mechanical Units per Mechanical Design
- 6 Elevation Grade
- 7 Concrete Retaining Wall
- 8 Bike Ramps
- 9 Landscape Area
- 10 City of Scottsdale Goldwater Universal Project
- 11 Exterior Retaining Wall
- 12 Pole Mounted Light Fixture
- 13 Transformer

project data

existing zoning: C-2 DO
gross sq. ft.: 44,431 sf
net site area: 44,431 sf
net floor area: 1,395 sq. ft. retail space
18,723 sq. ft. residential space
76,723 sq. ft. total floor area
parking required: 1,395 sq. ft. retail space
18,723 sq. ft. residential space
76,723 sq. ft. total floor area
parking required: 1,395 sq. ft. retail space
18,723 sq. ft. residential space
76,723 sq. ft. total floor area

parking calculations

Category	Area	Spaces
Garage level P1	18,723 sq. ft.	18 spaces
Garage level P2	18,723 sq. ft.	18 spaces
Garage level P3	18,723 sq. ft.	18 spaces
Garage level P4	18,723 sq. ft.	18 spaces
Garage level P5	18,723 sq. ft.	18 spaces
Garage level P6	18,723 sq. ft.	18 spaces
Garage level P7	18,723 sq. ft.	18 spaces
Garage level P8	18,723 sq. ft.	18 spaces
Garage level P9	18,723 sq. ft.	18 spaces
Garage level P10	18,723 sq. ft.	18 spaces
Garage level P11	18,723 sq. ft.	18 spaces
Garage level P12	18,723 sq. ft.	18 spaces
Garage level P13	18,723 sq. ft.	18 spaces
Garage level P14	18,723 sq. ft.	18 spaces
Garage level P15	18,723 sq. ft.	18 spaces
Garage level P16	18,723 sq. ft.	18 spaces
Garage level P17	18,723 sq. ft.	18 spaces
Garage level P18	18,723 sq. ft.	18 spaces
Garage level P19	18,723 sq. ft.	18 spaces
Garage level P20	18,723 sq. ft.	18 spaces

6-DR-2006
1/6/2006

5th avenue & goldwater | mixed use project
rose garden | west
design review submittal

A-2
scottsdale | arizona
1740-pa-2005



Materials Key

- | | | | | | | | |
|---|---|---|---|---|--|---|--|
| A | Integrally Colored EPS - Sand Finish
Color to Match Paint Color: Frosting Paint
#518 Oakwood LRV 54 | D | Ground Floor CMU Block As Produced
By Transcon Color: Pebble Beach
Redwood Horizontal Joint | H | Stainless Steel Fences Wro Quadrik | M | Ground Floor Balustrade CMU Block
As Produced by Western Block
Color: Ironwood Black Precision #44 |
| B | Integrally Colored EPS - Sand Finish
Color to Match Paint Color: Frosting Paint
#518 Oakwood LRV 54 | E | Two-story Panel Rain screen 7" x 31" panels
As Produced by Shallen USA, Inc.
Color: Pine Grey - Standard Finish | I | 1" Insulated Glass w/ Low-E Coating
Vision Glass VE1-05 | J | 1" Insulated Glass w/ Low-E Coating
Vision Glass VE1-05 |
| C | Integrally Colored EPS - Sand Finish
Color to Match Paint Color: Frosting Paint
#518 Oakwood LRV 54 | F | Cor-Ten Steel Panels - Rustic Finish | K | Alum. Storefront Systems
Dark Bronze Anodized | L | Tempered Glass Handrail |
| | | G | Painted Steel Truss
Paint Color to Match: Frosting Paint
#518 Oakwood LRV 54 | | | | |

0 16 32 64 96 Building Elevations
Scale | 3/32"=1'-0"

5th avenue & goldwater | mixed use project
rose garden | west

design review submittal

scottsdale | arizona
21.24.1.08 | 08/10

scottsdale dwp | 740-pa-2005

Allen
1/6/2006

6-DR-2006
1/6/2006



South Elevation

Materials Key

A Integrally Colored EPS - Sand Finish Color to Match Paint Color: Frazee Paint #918 Custom LRV 24	B Ground Face CMU Block As Produced By Transstone Color: Pebble Beach Raised Horizontal Joint	H Stainless Steel Tension Wire Guardrail	M Stained Face Bella16 CMU Block As Produced by Western Block Color: Ironwood Black Pressure 444
B Integrally Colored EPS - Sand Finish Color to Match Paint Color: Frazee Paint #918 Custom LRV 24	E Terra-cotta Panel Rain screen 8" x 24" panels As Produced by Shallen USA, Inc. Color: Pearl Grey - Standard Finish	I 1" Insulated Glass w/ Low "E" Coating Vision Glass: V61-05	
C Integrally Colored EPS - Sand Finish Color to Match Paint Color: Frazee Paint #918 Custom LRV 24	F Cor-Ten Steel Panels - Natural Finish	J 1/2" Meter Standing Seam Roof 30" O.C. Dark Bronze Anodized Aluminum	
	G Painted Steel Trills Paint Color to Match: Frazee Paint #9006N Tudor House LRV 9	K Alum. Storefront System Dark Bronze Anodized	
		L Tempered Glass Handrail	

Revised: February 2006, Rev. 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 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1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 211



Enlarged Bay Exhibit | North Elevation - Canal Bank Residences



Enlarged Bay Exhibit | South Elevation - 5th Avenue Residences

Materials Key

A	Integrally Colored EIFS - Sand Finish Color to Match Paint Color: Frazee Paint #10 Oakwood LRV34	D	Ground Floor CMU Block & Produced By Trembore Color: Pebble Beach Raked Horizontal Joint	H	Stainless Steel Tension Wire Guardrail
B	Integrally Colored EIFS - Sand Finish Color to Match Paint Color: Frazee Paint #1000 North Harbor LRV 24	E	Terra-cotta Panel Rain screen 6" x 24" panels As Produced by Sutton Valley Terra Cotta Color: Pebble	I	1" Insulated Glass w/ Low-E Coating Vision Glass: VE1-05
C	Integrally Colored EIFS - Sand Finish Color to Match Paint Color: Frazee Paint #1000 North Harbor LRV 24	F	Cor-Ten Steel Panels - Natural Finish	J	1/2" Metal Standing Seam Roof 30" G.E. Dark Bronze Anodized Aluminum
		G	Painted Steel Trills Paint Color to Match: Frazee Paint #8800H Tudor House LRV 9	K	Alum Stonefront System Dark Bronze Anodized
				L	Tempered Glass Handrail

5th avenue & goldwater | mixed use project
rose garden west
design review submittal

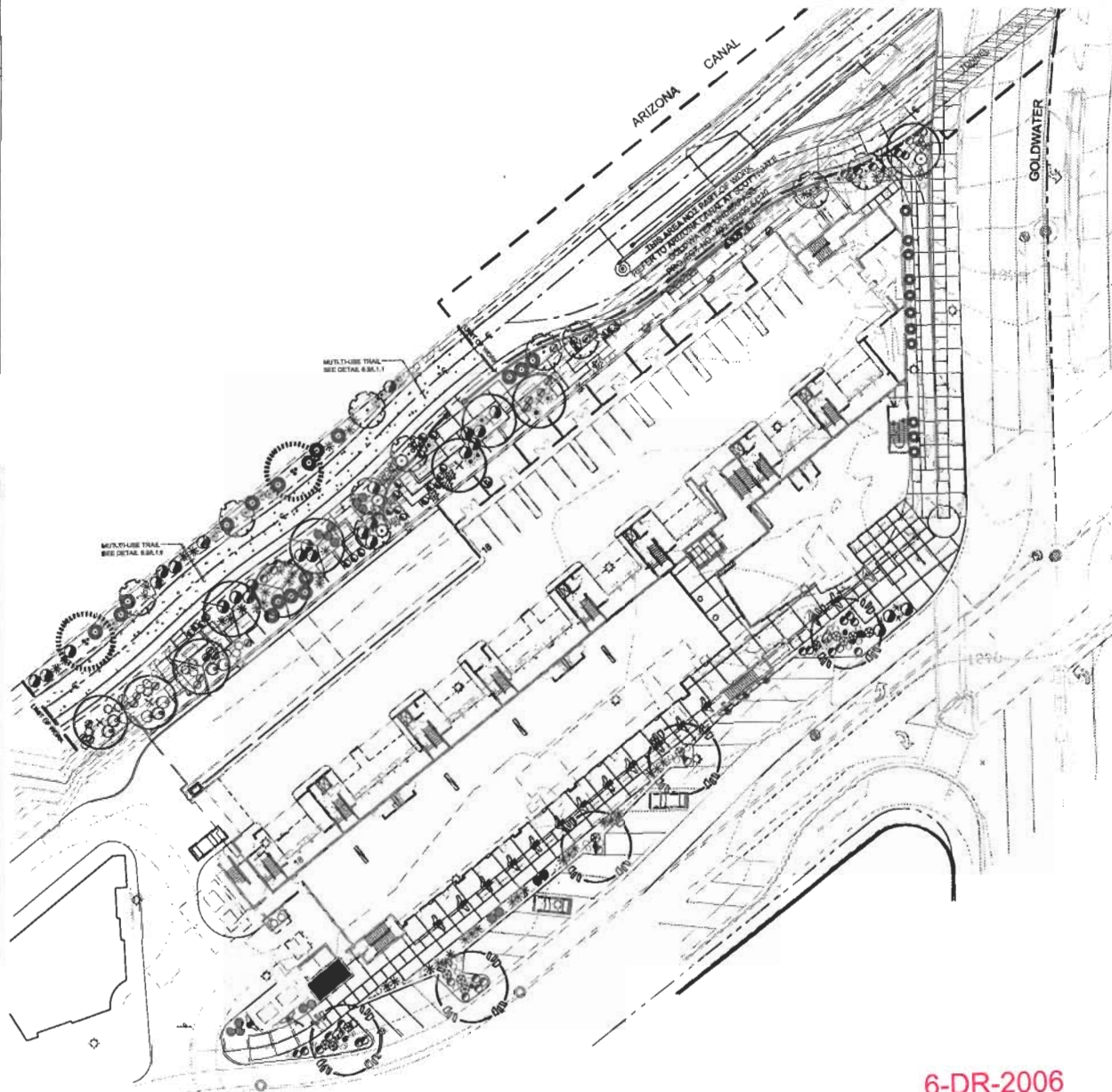
Architectural draft | 740-pa-2005
Allen
1/6/2006

Enlarged Bay Elevations
Scale | not to scale

6-DR-2006
1/6/2006

This drawing is an illustration of a proposed landscape design and is not intended to be used for construction purposes. It is intended to provide a visual representation of the proposed landscape design and is not intended to be used for construction purposes.

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PLANT MATERIAL

TREES	FORM	SIZE	QTY
ACACIA SALICINA	BTD	1.5" CAL 24" BOX	50%
WEeping ACACIA	BTD	3.0" CAL 42" BOX (MATURE)	50%
CERCIDRUM FLORIDUM	BTD	1.5" CAL 24" BOX	50%
BLUE PALM VERDE	BTD	3.0" CAL 42" BOX (MATURE)	50%
DALBERGIA SIBBOO	BTD	1.25" CAL 24" BOX	50%
SIBBOO TREE	BTD	3.0" CAL 30" BOX (MATURE)	50%
PROSOPIS JULIFLORA	MULTI	1.5" CAL 24" BOX	50%
NATIVE MESQUITE	BTD	2.0" CAL 30" BOX (MATURE)	50%
SOPHORA SECUNDIFLORA	BTD	1.25" CAL 24" BOX	50%
TEXAS MOUNTAIN LAUREL	BTD	2.25" CAL 30" BOX (MATURE)	50%

SHRUBS	SIZE	QTY
ALOE BARBADENSIS	5 GALLON	14
MEDICINAL ALOE	5 GALLON	14
ASCOLEPIAS SUBULATA	5 GALLON	5
DESERT MILKWEED	5 GALLON	46
BAILEYA MULTIRADIATA	5 GALLON	4
CALLANDRA ERICOPHYLLA	5 GALLON	10
SAJA FAIRY DUSTER	5 GALLON	8
HEPERALOE PARVIFLORA	5 GALLON	47
RED YUCCA	5 GALLON	27
LEUCOPHYLLUM VARIETIES	5 GALLON	16
MARLEHBERGIA CAPILLARIS	5 GALLON	27
REGAL MIST	5 GALLON	27
SALVIA GREGGII	5 GALLON	17
AUTUMN SAGE	5 GALLON	33

GROUNDCOVERS	SIZE	QTY
LANTANA MONTEVEDENSIS	1 GALLON	16
YELLOW LANTANA	1 GALLON	27
DALIA GREGGII	1 GALLON	28
TRAILING INDIGO BUSH	1 GALLON	17
DIANTHYMA BERLANDIERI	1 GALLON	33
EVENING PRIMROSE	1 GALLON	17
ROSAMARINUS OFFICINALIS	1 GALLON	33
TUSCAN BLUE ROSEMARY	1 GALLON	33
VERBENA RIGIDA	1 GALLON	33
COARSE VERBENA	1 GALLON	33

ACCENTS	SIZE	QTY
AGAVE SPECIES	1 GALLON	6
AGAVE	1 GALLON	6
CYDAS REVOLUTA	1 GALLON	13
SAGO PALM	1 GALLON	8
DASLYPRION WHEELERI	1 GALLON	11
DESERT SPOON	1 GALLON	11
YUCCA RECURVIFOLIA	1 GALLON	11
CURVE LEAF YUCCA	1 GALLON	11
GAIBUSIA OLDHAMII	5 GALLON	11
OLDHAM BAMBOO	5 GALLON	11

VINES	SIZE	QTY
BIGONNIFOLIA VARIETIES	5 GALLON	5
CALLAEUM LACARNA	5 GALLON	5
PURPLE CROCH VINE	5 GALLON	5
CAMPIS RADICANS	5 GALLON	5
TRUMPET VINE	5 GALLON	5
HARDENBERGIA COMPTONIANA	5 GALLON	5
LEAG VINE	5 GALLON	5

LANDSCAPE MATERIALS	QTY
DECOMPOSED GRANITE "DUTCHMAN'S GOLD"	2" DEPTH 11,012 SQ. FT.
1/2" MIFUS	8
SURFACE SELECT GRANITE BOULDER	3-5" DIA. 8
COLOR TO MATCH DECOMPOSED GRANITE	

LANDSCAPE AREA SUMMARY	
ON-SITE LANDSCAPE AREA	1,807 SQ. FT.
OFF-SITE LANDSCAPE AREA	8,205 SQ. FT.
PARKING LOT LANDSCAPE AREA	N/A
NOTE: THERE IS NO TURF AREA PROPOSED FOR THIS LANDSCAPE DESIGN.	
AREA DRAINING PLANT MATERIAL THAT IS NOT ON THE ALLOW WAYSET	
USE PLANT 19 257 SQ. FT. ON 14% OF THE 1,807 SQ. FT. OF ON-SITE LANDSCAPE AREA.	

landscape architecture
environmental design inc.

PRELIMINARY
NOT FOR CONSTRUCTION

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matt@e-groupinc.com

Rose Garden
West

WORLDWIDE DEVELOPMENT
Scottsdale, Arizona

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

DESIGN
REVIEW
DESIGN
DEVELOPMENT
CONSTRUCTION
DOCUMENTS
CONSTRUCTION
PACKAGING
CONSTRUCTION
CLOSURE

December 19, 2005

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LANDSCAPE PLAN

L1.0

2 OF 8

6-DR-2006
1/6/2006

DRB 7-40-PA-2003